

For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 900m²

For Sale : **€ 445,000**

Description
High-Value Residential Plot in G.S.P. Area – A Long-Term Investment for Family Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a land asset in a premium residential area, this large 900sqm residential plot in the prestigious G.S.P. area of Strovolos offers the perfect blank canvas. Buying land in this established and elite neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize privacy, modern infrastructure, and the security of a long-term investment in one of Nicosia's most exclusive districts.

Ideal for Custom Family Living
Boasting a prime position in a serene and upscale environment near St. Fanourios Church, this property is primed for the development of one or two private custom homes. With a 60% building density and 35% coverage ratio under the Ka8 planning zone, the focus here is on quality of life and spacious living. The zoning ensures an environment of low-density housing, making it an ideal choice for those looking for plots of land for sale in Strovolos that offer a sense of seclusion and space for large gardens and outdoor living areas, consistent with the luxury standards of the area.

Key Property Features

Property Type: Large Residential Plot
Location: G.S.P. Area (Near St. Fanourios), Strovolos, Nicosia
Plot Size: 900sqm of prestigious, developable land
Planning Zone: Ka8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Coverage Ratio: 35%
Structural Allowance: 2 Floors / 10m Height (Suitable for 1 or 2 detached houses)
Infrastructure: Modern infrastructure with easy access to the Nicosia–Limassol motorway
Legal Status: Title deed available; Not subject to V.A.T.
Cyprus real estate investment: High-value potential in the capital's most sought-after residential sector

Location and Neighborhood Benefits
Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the exclusive G.S.P. area, this plot offers a rare balance of absolute tranquility and urban convenience. You are just a short drive from major educational, healthcare, and retail landmarks, making it an area highly attractive for families. Enjoy the benefits of a well-connected district with seamless access to elite schools, primary services, and the refreshing lifestyle provided by the nearby sports and leisure facilities.

Land for sale near St. Fanourios Church: Located within a 1-minute drive of the neighborhood's local landmark and spiritual center.
G.S.P. Stadium: Situated just 1.5 km away, providing rapid access to the island's premier sports complex and athletic center.
Senior School: Reachable within a short 3-minute drive, ensuring proximity to one of the area's leading international educational institutions.
Nicosia General Hospital: Positioned within a 4-minute drive, ensuring access to the capital's largest healthcare facility.
Mall of Cyprus and IKEA: Located within a 5-minute drive, offering effortless access to the region's premier retail and dining destination.

Make It Yours
If you are searching for G&P Lazarou trusted properties with guaranteed potential, this large residential plot in the G.S.P. area is an unparalleled opportunity. Prime development land with this specific size and location is a rare find and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next custom family home. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **10**

Area

Plot Area: **900m²**

Gallery

